

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



142 Dudlow Green Road, Warrington, WA4 5EH

Offers In Excess Of £665,000

STUNNING DETACHED ASHALL BUILT BUNGALOW, MAINTAINED TO A HIGH STANDARD, THREE BEDROOMS, IMPRESSIVE FAMILY LOUNGE, SEPARATE DINING ROOM, DINING KITCHEN WITH INTEGRATED APPLIANCES, FABULOUS UPVC DOUBLE GLAZED CONSERVATORY WITH LOG-BURNING STOVE, TWO SHOWER ROOMS, DELIGHTFUL LANDSCAPED GARDENS, DOUBLE GARAGE, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning detached "Ashall Built" bungalow which offers excellent accommodation and is situated in a highly sought after location.

Presented to a high standard throughout, the accommodation briefly comprises: Entrance hallway, impressive family lounge with feature fireplace, separate dining room with patio doors leading to a conservatory, kitchen with integrated appliances, three bedrooms, two shower rooms, double garage with rear utility area and office. Externally the property occupies an excellent sized plot with landscaped gardens mainly laid to lawn with an abundance of mature fruit trees, plants and shrubs. Viewing highly recommended.

ENTRANCE HALLWAY



Spacious L shaped hallway, leading to the Kitchen, Dining room and Lounge, with built-in storage section leading to bedrooms.

LOUNGE



Impressive family lounge with dual aspect uPVC double glazed windows to the front and side elevations, giving day-long natural light. Feature fireplace with gas supply. Coved ceilings. Double doors leading through to the dining room open fully to create a large entertaining space.

DINING ROOM



Separate dining room with fully opening double doors leading through to the lounge, patio doors leading to the conservatory, coved ceiling featuring a "Sun Tunnel", ensuring a daylight filled room.

DINING KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built-in electric double oven with microwave and gas hob with extractor above, integrated dishwasher, part tiled walls, ceramic tiled floor, two Velux-style windows, uPVC double glazed window overlooking the rear garden, patio doors leading to the conservatory.

CONSERVATORY



Fabulous uPVC double glazed conservatory offering excellent

sized additional living space with wood-burning stove, patio doors leading out to the rear garden, side exterior door and access door leading through to the utility area, office and garage.

MASTER BEDROOM



With a uPVC double glazed window to the front elevation, fitted wardrobes, coved ceiling.

GUEST SHOWER ROOM/W.C



Fitted with a low level w.c, wash hand basin with under built in storage units and counter top, corner shower enclosure, tiled walls, ceramic tiled floor, uPVC double glazed window to the front garden.

BEDROOM TWO



With a uPVC double glazed window to the rear garden, wall light points, coved ceiling and fitted wardrobes.

BEDROOM THREE



With a uPVC double glazed window to the rear garden and coved ceiling.

FAMILY SHOWER ROOM/W.C



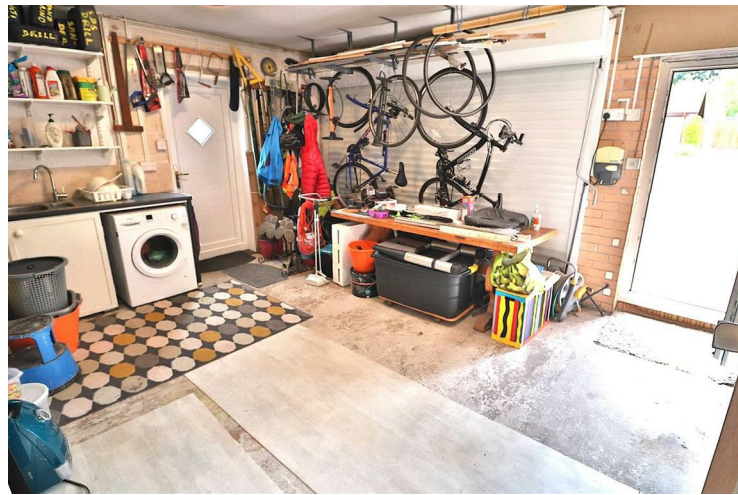
Recently refurbished with a low level W.C., pedestal wash hand basin and walk-in double shower enclosure, tiled walls, ceramic tiled floor, uPVC double glazed window. Douche shower head is fitted adjacent to the W.C..

OUTSIDE



The property occupies an excellent sized plot with delightful landscaped gardens mainly laid to lawn with an abundance of mature trees, plants and shrubs. Block paved driveway parking leads to an attached double garage, and access to the rear garden, side log store and garden shed.

DOUBLE GARAGE



With electric roller door as well as additional entrance uPVC 5-point-lock doors to front and side elevations. The garage is fitted with a stainless steel sink unit and plumbed for a washing machine, and accesses a utility area, office and conservatory.

UTILITY AREA

Situated to the rear of the garage and accessed via the conservatory.

OFFICE



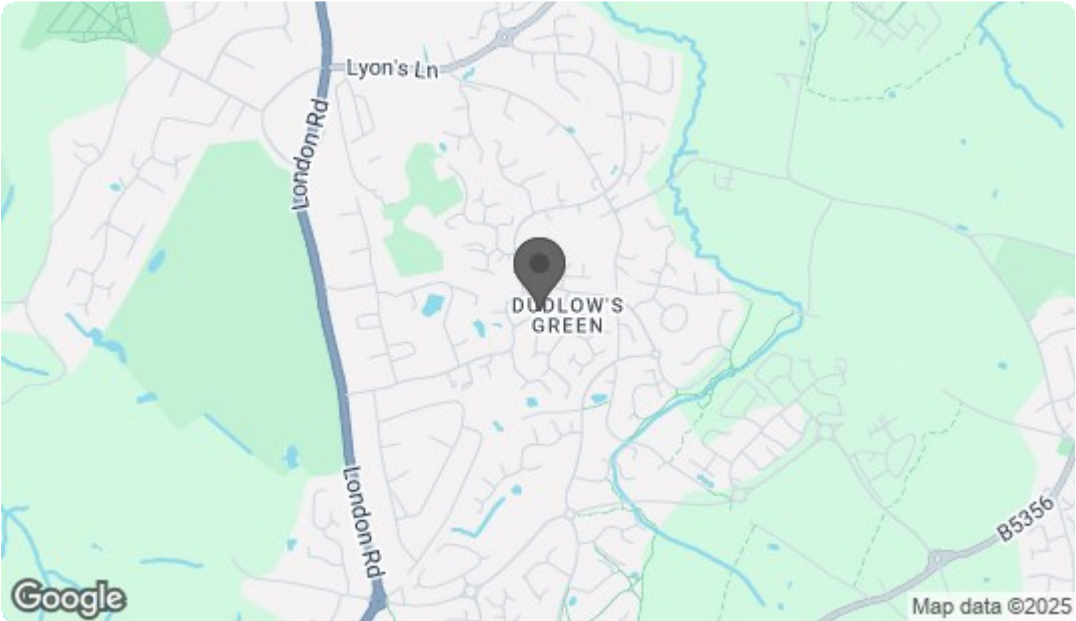
With a uPVC double glazed window looking onto the rear garden the office area is a quiet area for study, fully wired and ethernet connected.

Ground Floor

Approx. 176.6 sq. metres (1901.0 sq. feet)



Total area: approx. 176.6 sq. metres (1901.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		